

## 33 Sparch Avenue, May Bank, Newcastle, Staffs, ST5 9JW



**Freehold Offers in excess of £260,000**

Bob Gutteridge Estate Agents are delighted to bring to the market this well presented semi detached home set on an enviable plot in May Bank ! As you would expect this home offers the modern day comforts of Upvc double glazing along with combi central heating and in brief the accommodation comprises of storm porch, entrance hall, spacious through lounge / diner, modern fitted kitchen, utility room and to the first floor are three generous bedrooms along with a first floor bathroom. As forementioned this home is set on a superb plot which allows for off road parking for four or so vehicles as well as offering a detached double sectional garage. There is a landscaped garden to the side and rear which offers plenty of patio and sitting space along with a garden summer house where you can relax and unwind ! The location is perfect for May Bank Marsh and High Street where local shops, schools and amenities can all be located. This home is a must see !

### **STORM PORCH**

With double glazed panels to sides and frontage, part panelled part glazed front access door, ceramic tiled flooring and part panelled part multi glazed front access door leads off to;



### **ENTRANCE HALL**

With pendant light fitting, coving to ceiling smoke alarm, stairs to first floor landing, panelled radiator, dado rail and doors to rooms including;



### **UNDER STAIRS STORE**

With Upvc double glazed frosted window to side, pendant light fitting, electricity consumer unit and ample domestic shelving space and storage space.

**THROUGH LOUNGE / DINING ROOM 6.60m x 3.56m maximum (21'8" x 11'8" maximum)**

With Upvc double glazed patio doors to rear, Upvc double glazed window to front, coving to ceiling, ceiling rose, two double wall light fittings, dado rail, two panelled radiators, feature fireplace with inset living flame coal effect gas fire, Sky-Q connection point (Subject to usual transfer regulations) and power points.



## MODERN FITTED KITCHEN / BREAKFAST ROOM 4.72m x 2.54m

(15'6" x 8'4" )

With Upvc double glazed windows to side aspects, coving to ceiling, ten spotlight fittings, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, square edge work surface in granite effect with built in stainless steel sink unit with chrome mixer tap above, integrated four ring gas hob unit with oven beneath plus extractor hood above, glazed splashback, wood effect flooring, integrated dishwasher, space for fridge/freezer, plumbing for automatic washing machine, breakfast bar, panelled radiator, kickboard lighting, power points and part panelled part glazed door leads off to;



## UTILITY AREA

With Upvc double glazed panels to sides and rear, part panelled part glazed side access door, space for condenser dryer, space for under counter fridge, ceramic tiled flooring and power points.



## FIRST FLOOR LANDING

With Upvc double glazed frosted window to side, access to loft space, dado rail, pendant light fitting, smoke alarm, built in airing cupboard housing the combination boiler providing the domestic hot water and central heating systems. Doors to rooms including;



**BEDROOM ONE (REAR) 3.76m x 3.02m + door recess (12'4" x 9'11" + door recess)**

With Upvc double glazed window to rear, pendant light fitting, panelled radiator and power points.



**BEDROOM TWO (FRONT) 3.61m x 2.74m! (11'10" x 9'!)**

With Upvc double glazed window to front, pendant light fitting, panelled radiator and power points.



**BEDROOM THREE (REAR) 2.57m x 2.13m (8'5" x 7'0")**

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, BT & Virgin Media connection points (Subject to usual transfer regulations) and power points.



### FIRST FLOOR BATHROOM 1.96m x 1.96m (6'5" x 6'5")

With Upvc double glazed frosted window to side, enclosed light fitting, access to loft space, a three piece suite comprising of low level WC, pedestal sink unit, panelled bath unit with shower above, fully tiled in wall ceramics, vinyl cushion flooring and a chrome towel radiator.



### EXTERNALLY

#### FORE GARDEN

Bounded by concrete post and timber fencing along with mature hedges to borders, a double tarmac driveway allows ample off road parking for four or so vehicles, lawn section with shrubs to borders, external lighting and a metal gate provides access off to;



#### DETACHED DOUBLE SECTIONAL GARAGE

With two up and over doors, power supply connected and ample external storage space.

**REAR GARDEN**

Bounded by concrete post and timber fencing along with mature conifers, lawn section with mature shrubs to borders, a split level Indian stone paved patio provides ample patio and sitting space, BBQ enclosure with power supply along with access to a store and access leads to;



## SUMMER HOUSE

With glazed windows to front and side, double patio doors to front and side, power supply connected and a great space to unwind and relax !



## COUNCIL TAX

Band 'C' amount payable to Newcastle under Lyme Borough Council.

## Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

## MORTGAGE

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

## NOTE

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

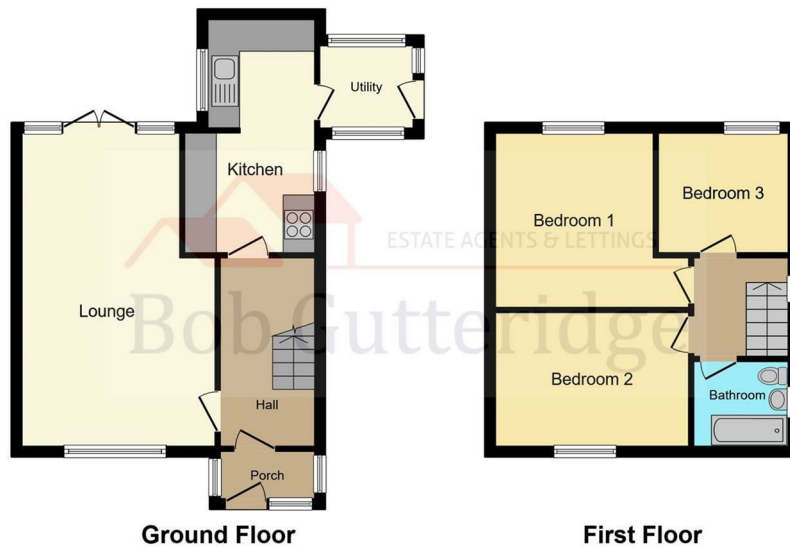
## SERVICES

Main services of gas, electricity, water and drainage are connected.

## VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.





This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

#### HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

